



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT SHOWROOM/COMMERCIAL PREMISES

**511 BRADFORD ROAD (PART CARLINGHOW MILL),
BATLEY, WEST YORKSHIRE, WF17 8LN**

473m² (5,091 sq ft)



- Principally open plan showroom/commercial space over 2 floors
- Situated in a highly prominent position immediately adjacent the main A652 Bradford Road
- Immediately available for occupation and potentially suitable for a variety of showroom/retail/commercial uses (STP)

0113 2348999

Location

The premises comprise the former Shackletons Furniture showroom situated at 511 Bradford Road, which is to the front of the successful multi occupied complex Carlinghow Mill. The property has a prominent frontage to the exceptionally busy A652 Bradford Road immediately opposite ARC Car Wash and equidistance between Dewsbury town centre and the intersection of the A652 (Bradford Road) with the main A62 (Huddersfield to Leeds Road).

Junction 27 of the M62 – which includes the highly successful Birstall Retail Park – and junction 28 (Tingley) of the M62 are situated within 3 miles to the north and north east respectively. The property also enjoys convenient access to the M1 motorway with junction 40 and 41 to the east.

Description

511 Bradford Road comprises a stone built 2 storey showroom/commercial unit under a 2 bay pitched roof with its entrance immediately off Bradford Road to the front.

The premises provide mainly open plan showroom accommodation at both levels in addition to ancillary facilities including kitchenette and offices.



Externally the premises do benefit from car parking within Carlinghow Mills.

Accommodation

Ground floor	240.19m ² (2,585 sq ft)
First floor	232.49m ² (2,506 sq ft)

The premises do comprise the former Shackletons Furniture showroom being mainly open plan showroom accommodation with some internal partitioning to form private offices (on both floors) in addition to kitchenette and toilet facilities.

Gross Internal Floor Area	472.68m² (5,091 sq ft)
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Services

We are advised the property benefits from mains electricity, water and sewer drainage in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees MC the premises will need to be reassessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

Lease Terms

The former Shackletons Showroom is made available by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews.

Rent

£25,000 per annum exclusive.

The rent to be paid monthly or quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2475/A/M
October 2017

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.